



PLAN OF SUBDIVISION			LUV USE ONLY EDITION 1	PLAN NUMBER PS913459H	
LOCATION OF LAND PARISH: KALKALLO TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 27 (PART) CROWN PORTION: - TITLE REFERENCES: Vol. Fol. LAST PLAN REFERENCE/S: PS909277N (LOT BF) POSTAL ADDRESS: 470F CAMERON STREET (At time of subdivision) DONNYBROOK, 3064 MGA94 Co-ordinates E 322 890 (of approx centre of N 5 844 710 land in plan) ZONE 55			COUNCIL NAME: CITY OF WHITTLESEA		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1 TO 2900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 11 FOR FURTHER DETAILS. OTHER PURPOSE OF THE PLAN: REMOVAL OF DRAINAGE EASEMENT E-8 ON PS909277N AS AFFECTS WIMBI WAY AND IGNEOUS WAY ON THIS PLAN. REMOVAL OF SEWERAGE EASEMENT E-9 ON PS909277N AS AFFECTS WICKLOW CRESCENT ON THIS PLAN. REMOVAL OF DRAINAGE AND SEWERAGE EASEMENT E-10 ON PS909277N AS AFFECTS LOT 2906, WICKLOW CRESCENT AND UNITED WAY ON THIS PLAN. GROUNDS FOR REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.	
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3		CITY OF WHITTLESEA AUSNET ELECTRICITY SERVICES PTY LTD CITY OF WHITTLESEA CITY OF WHITTLESEA			
NOTATIONS			REMOVAL OF SEWERAGE EASEMENT E-9 ON PS909277N AS AFFECTS WICKLOW CRESCENT ON THIS PLAN. REMOVAL OF DRAINAGE AND SEWERAGE EASEMENT E-10 ON PS909277N AS AFFECTS LOT 2906, WICKLOW CRESCENT AND UNITED WAY ON THIS PLAN. GROUNDS FOR REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.		
DEPTH LIMITATION: DOES NOT APPLY STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No. SURVEY: THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): PM30, PM50, PM51, PM54, PM55, PM77 & PM95 (KALKALLO) PROCLAIMED SURVEY AREA: 74 OLIVINE 29 3.830ha 63 LOTS					
EASEMENT INFORMATION					
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	GAS PIPELINE	SEE PLAN	INST. G570557	GAS AND FUEL CORPORATION OF VICTORIA	
E-2	DRAINAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	PS847525N PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION	
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS847525N PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION	
E-4	DRAINAGE	SEE PLAN	PS900888F	CITY OF WHITTLESEA	
E-5	SEWERAGE	SEE PLAN	PS900888F	YARRA VALLEY WATER CORPORATION	
E-6	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS900888F PS900888F	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION	
			SEE SHEET 2 FOR CONTINUATION		
			1700S-29 VER C.DWG SB/AA		
 an  company ©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149) TOWER 4, LEVEL 20, 727 COLLINS STREET DOCKLANDS VIC 3008		SURVEYOR REF: 1700s-29		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 11
		ANTONY WYATT		VERSION C	

PLAN OF SUBDIVISION

PLAN NUMBER
PS913459H

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-7	DRAINAGE	SEE PLAN	PS909266T	CITY OF WHITTLESEA
E-8	DRAINAGE	SEE PLAN	PS909277N	CITY OF WHITTLESEA
E-9	SEWERAGE	SEE PLAN	PS909277N	YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS909277N PS909277N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS900888F PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-12	DRAINAGE SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN SEE PLAN	PS847525N PS847525N PS847525N	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-13	SEWERAGE	SEE PLAN	PS909266T	YARRA VALLEY WATER CORPORATION
E-14	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS909266T PS909266T	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-15	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF WHITTLESEA
E-16	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-17	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF WHITTLESEA YARRA VALLEY WATER CORPORATION
E-18	SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-19	GAS DISTRIBUTION PIPELINE	SEE PLAN	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
	TELECOMMUNICATIONS (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
	SEWERAGE	SEE PLAN	PS847525N	YARRA VALLEY WATER CORPORATION

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ORIGINAL SHEET
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SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
PS913459H



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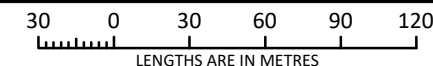


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SCALE
1:3000



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SHEET 3

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PLAN NUMBER
PS913459H

MG94
Z
ZONE 55

WICKLOW CRESCENT

2914

UNITED
WAY

2913

2901

IGNEOUS WAY

2963

SEE SHEET 3

SEE SHEET 9



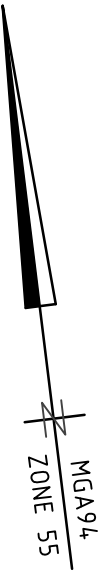
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DOCKLANDS VIC 3008

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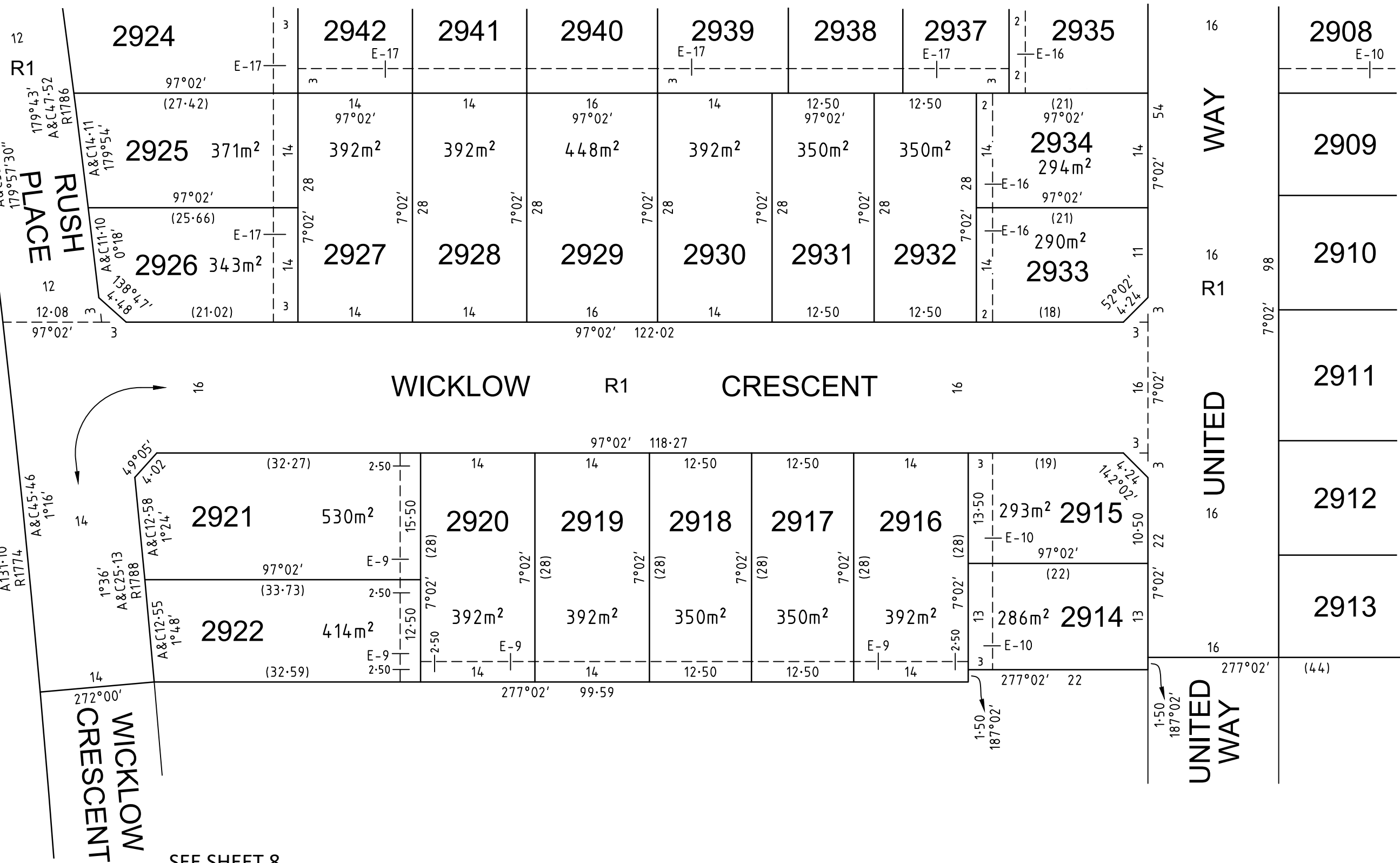
LENGTHS ARE IN METRES

VERSION C

SHEET 4




BG
SEE SHEET 3



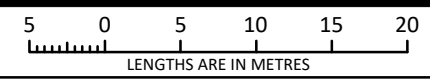
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PLAN NUMBER
PS913459H



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ORIGINAL SHEET
SIZE A3

SHEET 5

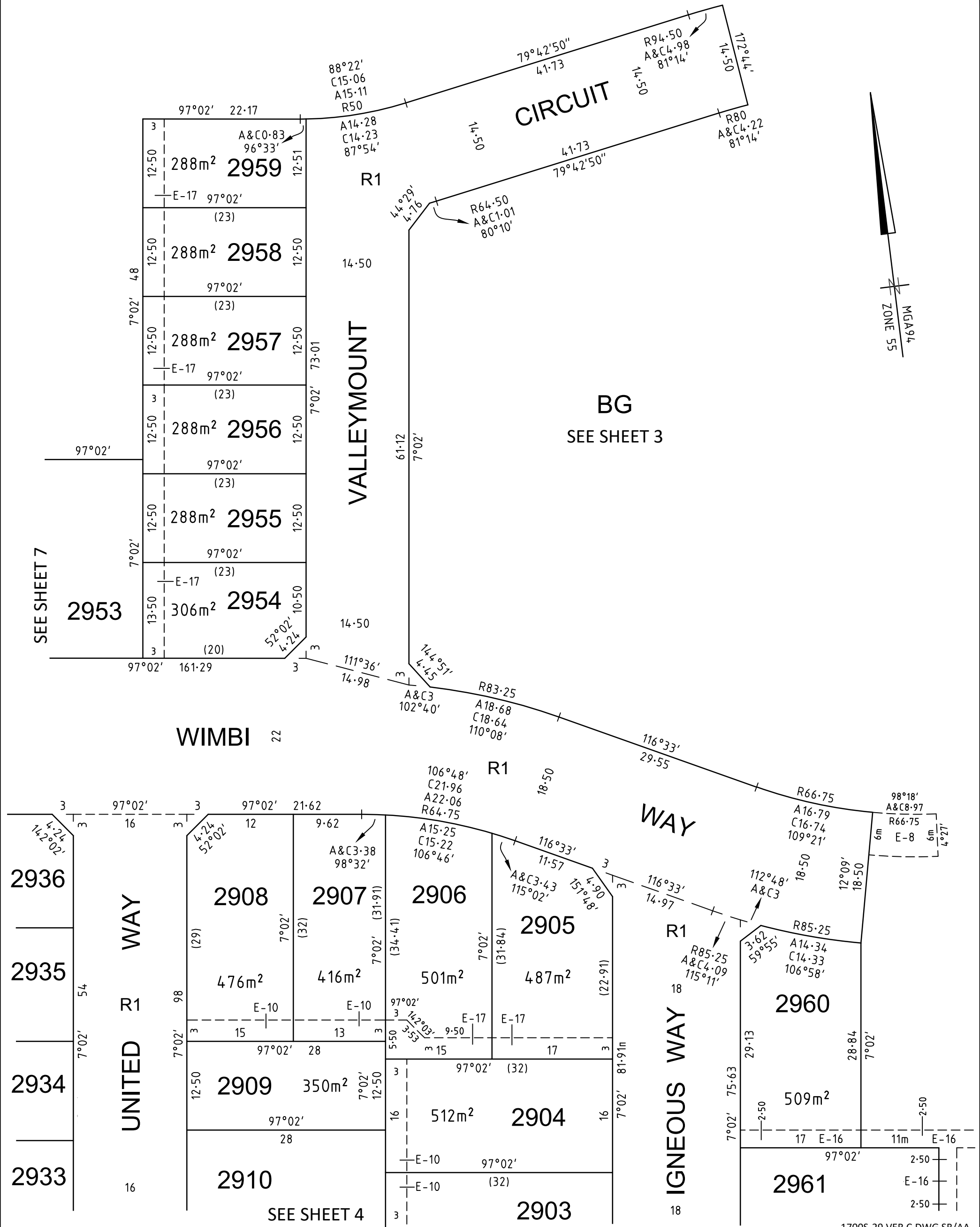
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PLAN NUMBER
PS913459H



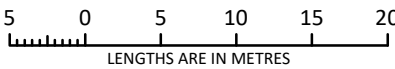
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ORIGINAL SHEET
SIZE: A3

SHEET 6

BG

SEE SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS913459H

SEE SHEET 3

SEE SHEET 6

RESERVE
No.2
75.8m²

RUSH PLACE

RESERVE
No.1
44.8m²

WIMBI R1 WAY

UNITED R1 WAY

SEE SHEET 5

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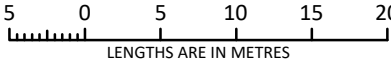


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SIZE A3

SHEET 7

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PLAN OF SUBDIVISION

PLAN NUMBER
PS913459H

SEE SHEET 5

WICKLOW
CRESCENT

ROWLAGH
MEWS

CLUB
MEWS

CIRCUIT

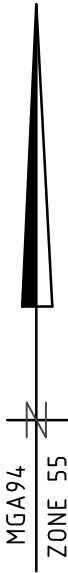
FAYALITE

SEEDLING
PLACE

STREET

CAMERON

BG
SEE SHEET 3



SEE SHEET 3

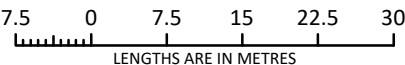
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ORIGINAL SHEET
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SHEET 8

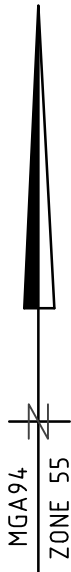
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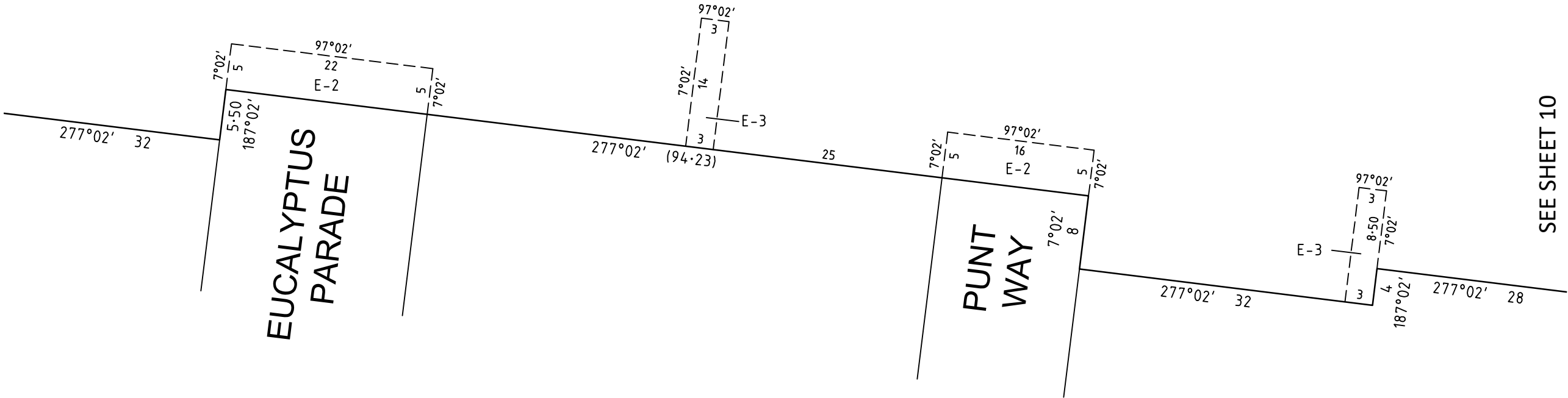
PLAN OF SUBDIVISION

PLAN NUMBER
PS913459H

BG
SEE SHEET 3



SEE SHEET 4



SEE SHEET 10

1700S-29 VER C.DWG SB/AA

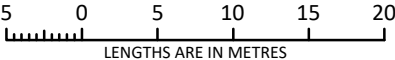


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ORIGINAL SHEET
SIZE A3

SHEET 9

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VERSION C

PLAN NUMBER
PS913459H



SEE SHEET 9

CREATION OF RESTRICTION A

The following Restriction is to be created upon registration of Plan of Subdivision PS913459H by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 2901 to 2963 (both inclusive) on this plan.

Land to be benefited: Lots 2901 to 2963 (both inclusive) on this plan.

Description of Restriction

The registered proprietor or proprietors for the time being of any Lot on this plan to which the following restriction applies shall not:

- 1) Construct a double storey dwelling located on a corner lot being Lots 2905, 2908, 2915, 2921, 2923, 2926, 2933, 2954 and 2960 without the side wall on the first level (upper storey) facing the secondary (side) street frontage and being constructed:

a) with less than 30% glazing for the area of the wall and the remainder of that wall being constructed in contrasting material finishes, or
b) setback less than 900 millimetres from the ground level (lower storey) wall.
- 2) Construct a garage on the burdened lot setback less than 5 metres from the front (road) boundary on lots with an area of 300m² or greater.
- 3) For Lots 2914, 2915, 2933 to 2936, and 2955 to 2959 (all inclusive) construct or allow to be constructed on the burdened lot any building or structure that has not been constructed in accordance with the "Small Lot Housing Code" which are Type A lots.

Unless in accordance with a planning permit granted to construct a building or structure on the burned lot.
- 4) Construct or allow to be constructed any building or structure outside the building envelope applied to the lot on the Building Envelope Plan 1700s-29-BEP Ver 3. Any siting requirements within the Building Envelope Plans and Design Guidelines do not override any regulation under Part 5 of the Building Regulations (2018).
- 5) Develop the burdened lot other than in accordance with the siting and design provisions contained in the Olivine Design Guidelines.
- 6) Erect or affix any sign or notice on the burdened lot.
- 7) Place or erect any clothes drying or airing facility on the burdened lot except where any such item is not visible from public areas.
- 8) Keep a caravan, trailer, boat, plant machinery or a truck on a burdened lot except where any such item is not visible from public areas.
- 9) Consolidate or seek to consolidate any burdened lot with another lot or part of another lot.
- 10) Erect any fences or retaining walls on a burdened lot unless such alterations or maintenance is consistent with the Olivine Design Guidelines.
- 11) Subdivide or seek to subdivide any burdened lot.
- 12) Construct more than one (1) dwelling on any burdened lot.

Clauses 5 to 12 above (both inclusive) will cease to have effect after 31th December 2033.

Nothing in this restriction applies to the Developer, Mirvac Victoria Pty Ltd ACN 006708363.

"Mircvac" means Mircvac Victoria Pty Ltd ACN 006708363.

"Olivine Design Guidelines" is available from Mircvac Victoria Pty Ltd ACN 006708363 and can be download from the Olivine Design Portal website - <https://portal.olivine.mircvac.com/covenant-guidelines/residential-design-standards-and-guidelines/>